

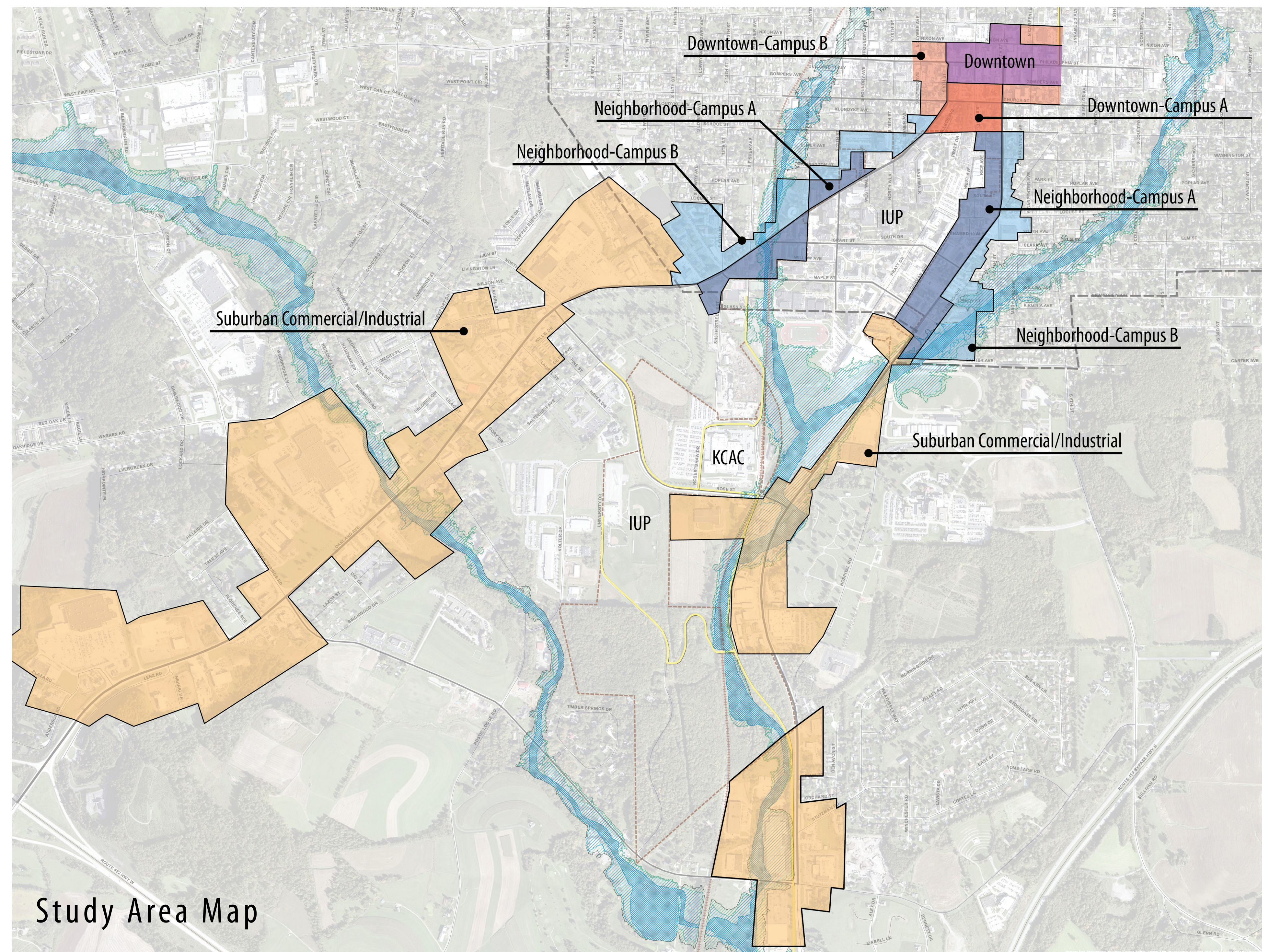
# The Case for Placemaking

It's about attracting people, businesses, residents, students, tourists, retail, etc.—PLACEMAKING IS AN ECONOMIC DEVELOPMENT TOOL

- High quality places are interesting and memorable — they are places where we want to be
- Emphasize a community's unique physical and social qualities- be authentic to place.
- Create a strong sense of identity.
- Provide a walkable and connected place.

## GOALS:

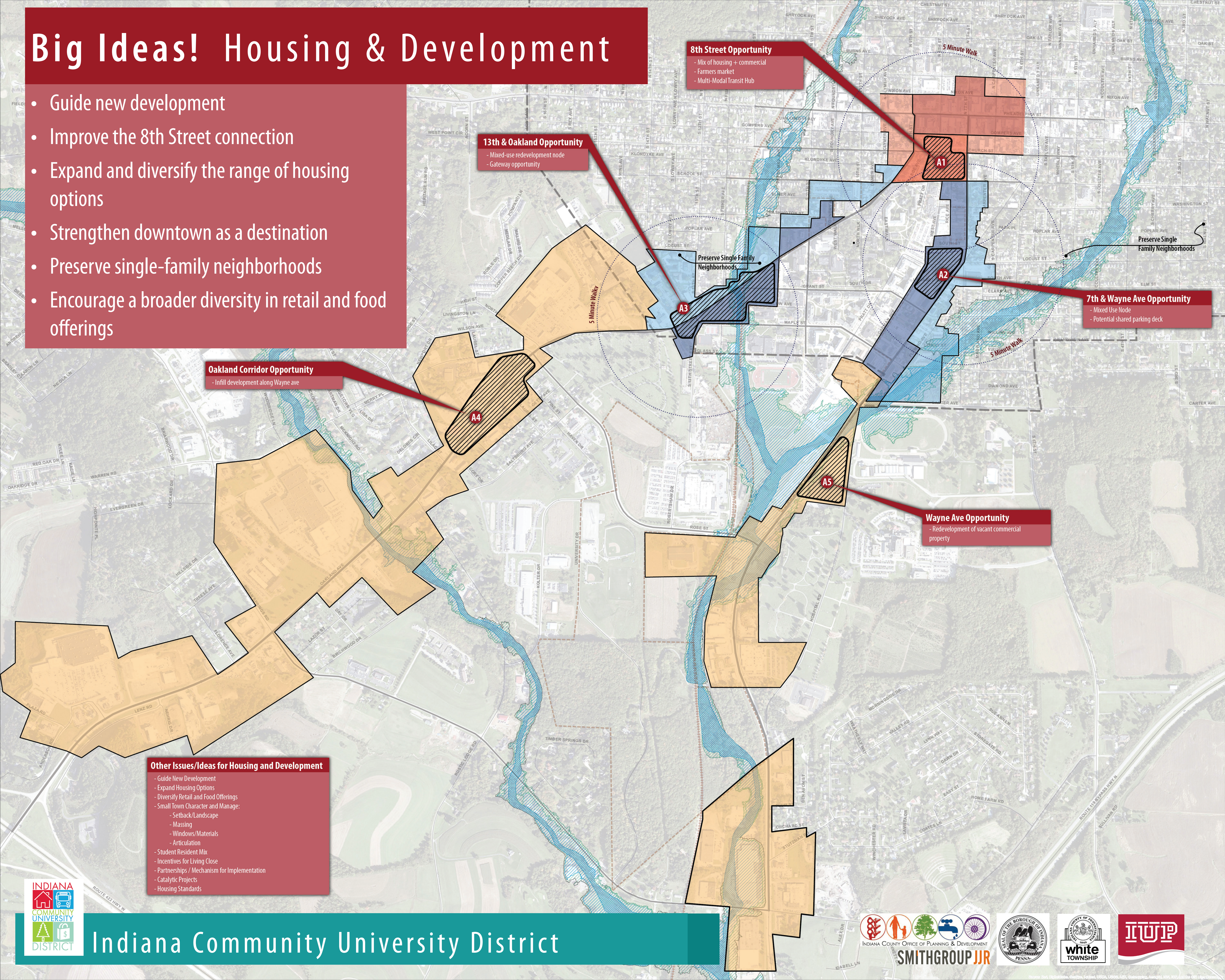
- Create complete streets that serve passenger and service vehicles, transit, bicyclists and pedestrians of all abilities.
- Encourage development in specific nodes or neighborhood centers that have their own identity.
- Improve development standards to more deliberately create “place”
- Improve the suburban model to create welcoming corridors that function and are safe.
- Integrate sustainability practices throughout
- Orient development in Borough to streets and open space amenities
- Strengthen non-motorized and transit connections to key destinations-campus, open spaces, retail and services.





# Big Ideas! Housing & Development

- Guide new development
- Improve the 8th Street connection
- Expand and diversify the range of housing options
- Strengthen downtown as a destination
- Preserve single-family neighborhoods
- Encourage a broader diversity in retail and food offerings



## 8th Street Opportunity

- Mix of housing + commercial
- Farmers market
- Multi-Modal Transit Hub

## 13th & Oakland Opportunity

- Mixed-use redevelopment node
- Gateway opportunity

## Preserve Single Family Neighborhoods

## Preserve Single Family Neighborhoods

## 7th & Wayne Ave Opportunity

- Mixed Use Node
- Potential shared parking deck

## Oakland Corridor Opportunity

- Infill development along Wayne ave

## Wayne Ave Opportunity

- Redevelopment of vacant commercial property

## Other Issues/Ideas for Housing and Development

- Guide New Development
- Expand Housing Options
- Diversify Retail and Food Offerings
- Small Town Character and Manage:
  - Setback/Landscape
  - Massing
  - Windows/Materials
  - Articulation
- Student Resident Mix
- Incentives for Living Close
- Partnerships / Mechanism for Implementation
- Catalytic Projects
- Housing Standards



Indiana Community University District



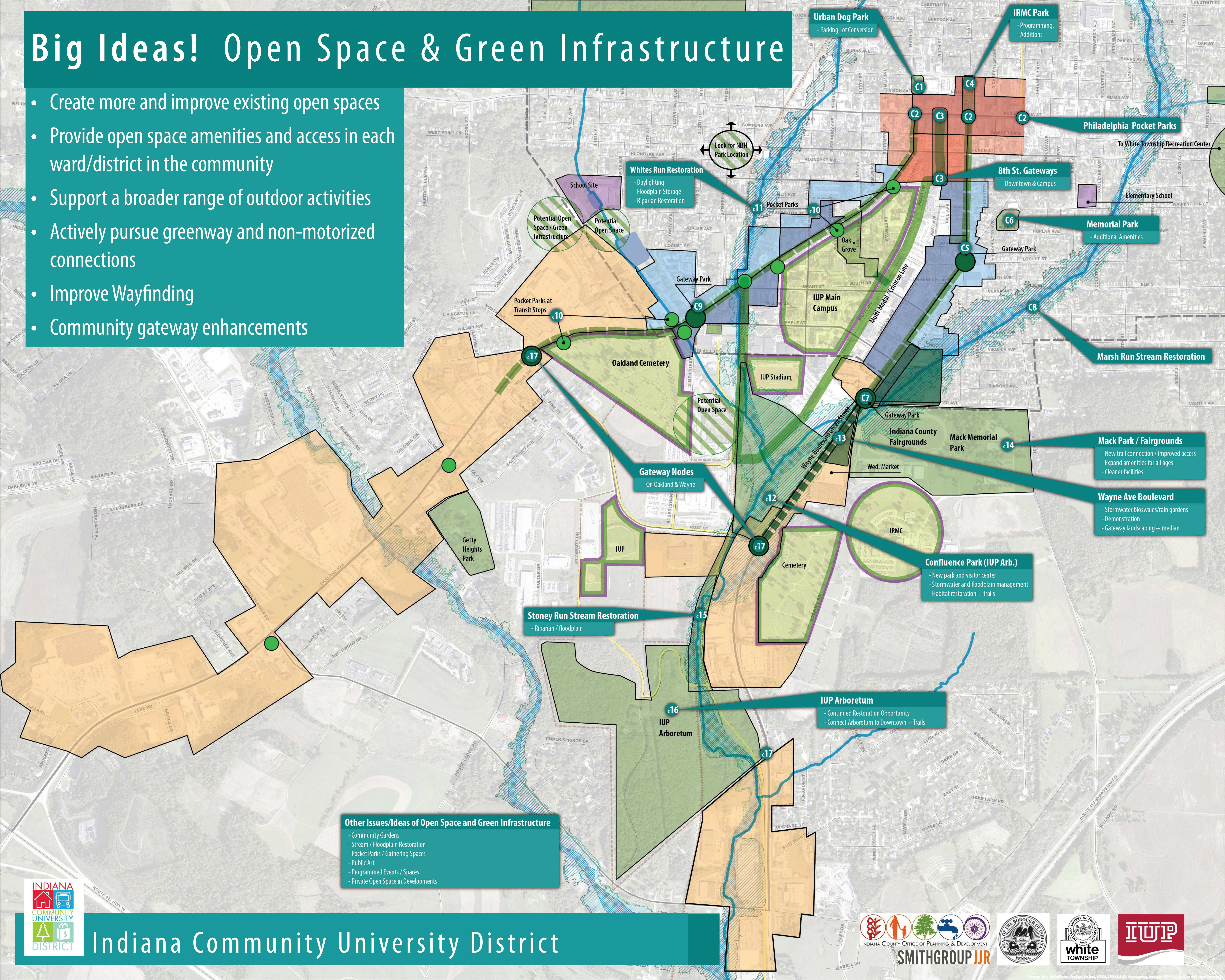






# Big Ideas! Open Space & Green Infrastructure

- Create more and improve existing open spaces
- Provide open space amenities and access in each ward/district in the community
- Support a broader range of outdoor activities
- Actively pursue greenway and non-motorized connections
- Improve Wayfinding
- Community gateway enhancements



**Other Issues/Ideas of Open Space and Green Infrastructure**

- Community Gardens
- Stream / Floodplain Restoration
- Pocket Parks / Gathering Spaces
- Public Art
- Programmed Events / Spaces
- Private Open Space in Developments



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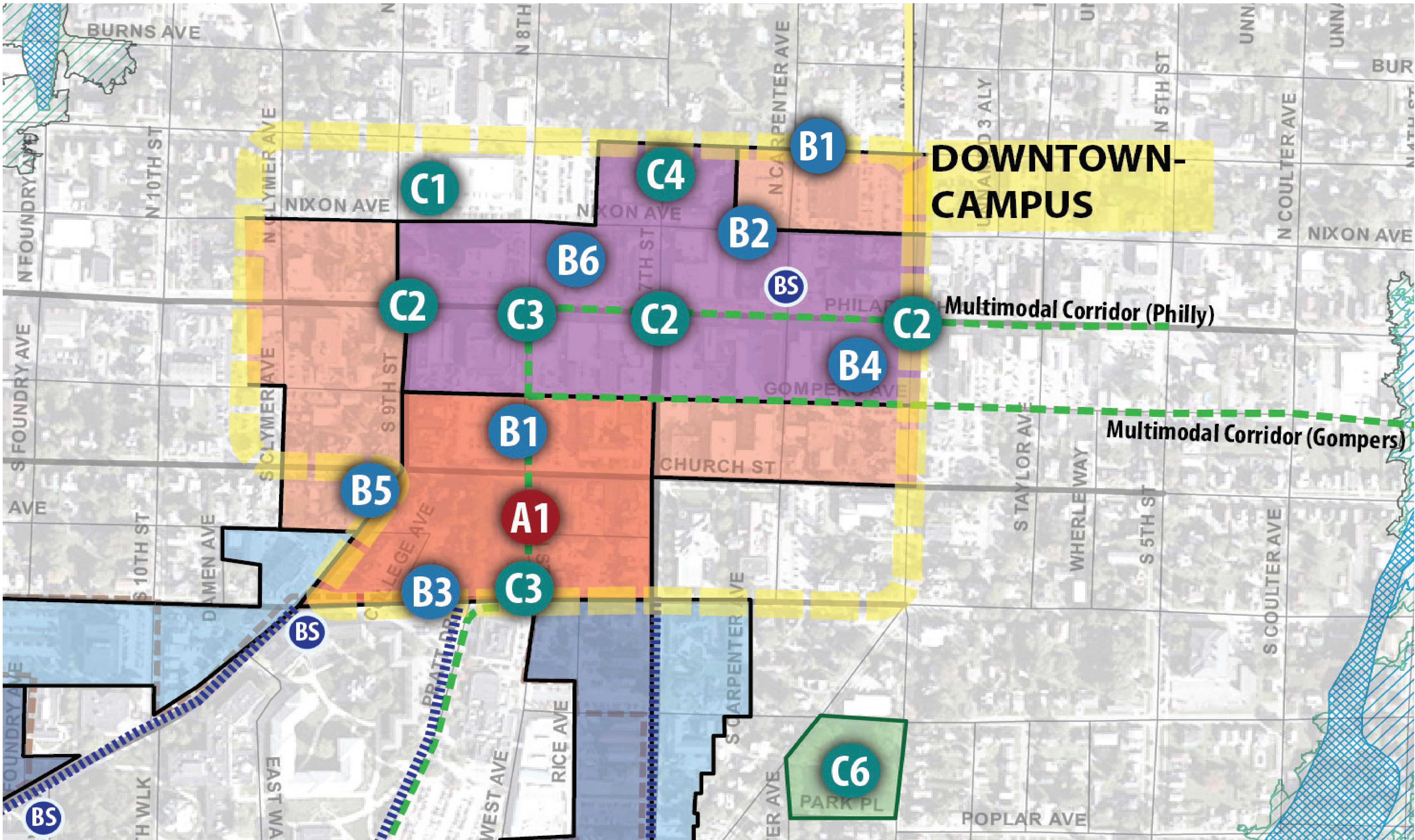




# Downtown-Campus Zone

## ZONE OBJECTIVES:

- Create complete streets that multiple users; focused non-motorized and transit function on 8th connected to campus and Philadelphia St.
- Encourage mixed use re-development of underutilized parcels, creating housing opportunities for seniors and small households (consistent with Comprehensive Plan)
- Provide commercial and civic energy along 8th to draw people between downtown and campus.
- Provide for new commercial development along 7th as a front door to downtown.
- Seek potential partnerships for improving parking supply in the area while increasing density.



## Project Ideas

### Housing and Development

A1. Redevelopment sites along 8th Street (multiple) – Mix of housing for grads, young professionals, retirees - possible 8th Street Farmers Market opportunity.

### Mobility and Transportation

- B1. Transit Hub & 8th Street Improvements
  - New parking deck (8th street parking lots)
  - 8th Street Streetscape Improvements
  - Transit Hub - Other Location: Water & Carpenter
- B2. Improve access to existing parking deck + Alley enhancements (Carpenter)
- B3. School + Church Street Improvements
- B4. Multi-Modal Corridor (Philly/Gompers/etc.)
- B5. Crosswalk improvements (Oakland/School, Oakland/Church)

B6. Improved wayfinding (overall)

### Open Space + Green Infrastructure

- C1. Public parking lot conversion to park space (possible dog park)
- C2. Pocket parks / seating nodes on Philly
- C3. Transitional gateways between Campus + Downtown on 8th street
- C4. Continued IRMC Park Enhancements for events

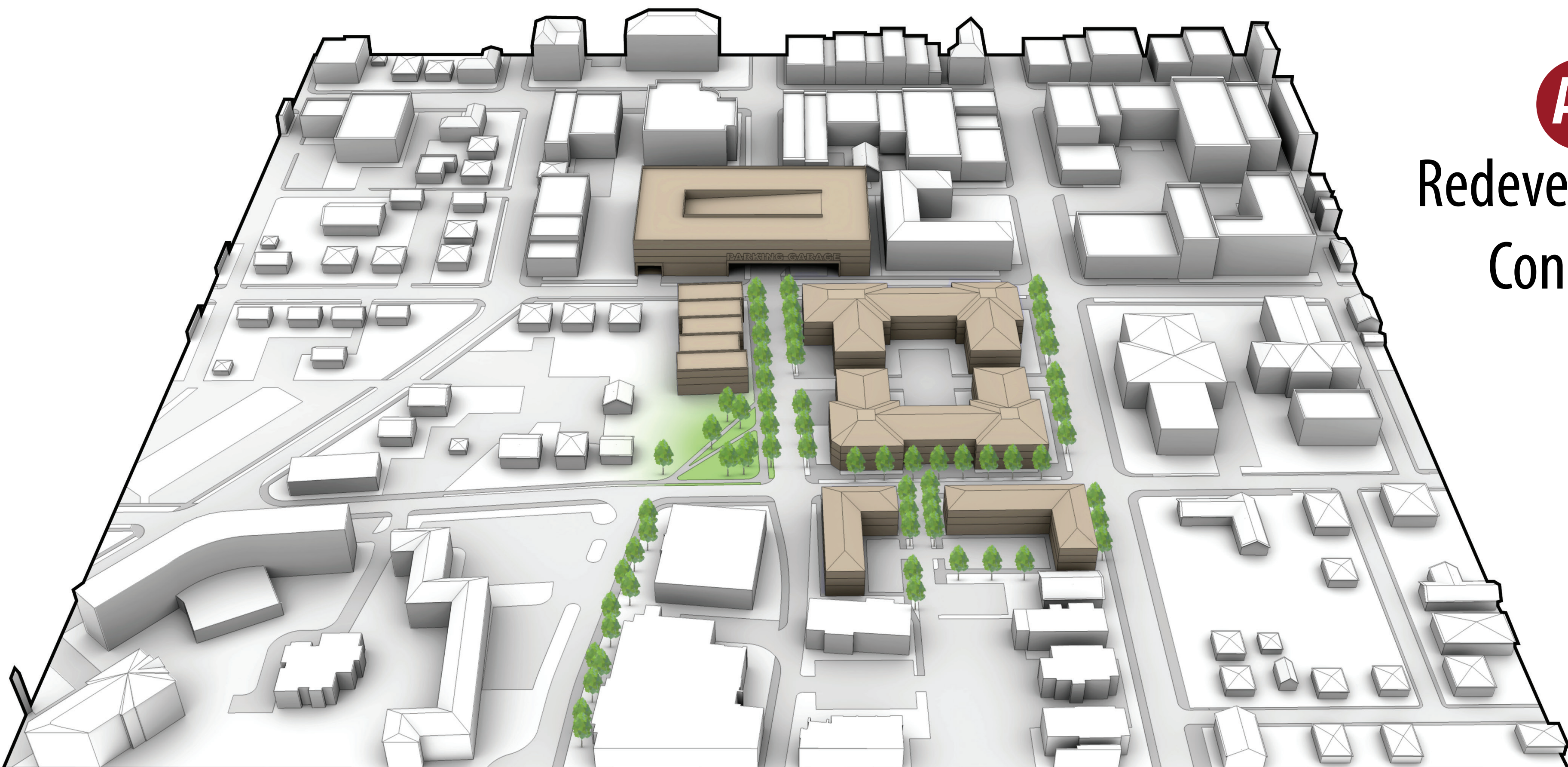
## Design Guidelines:

	Downtown-Campus A	Downtown-Campus B
CURRENTLY REGULATED		
Front Yard Building Setback	0	10
Setback from Residential Zones (typ. Side)	10	10
Maximum Lot Coverage	80	70
Maximum Building Height	75	50
Max. Number of Stories	6	4
Recreation Space	0	0
Number of Curb Cuts	0	1
PROPOSED REGULATED		
Minimum Height in Stories	3	3
Minimum Building Mass at front yard (%)	80%	70%
Incentive Building Height	7	5
Parking Lot Location	rear	rear

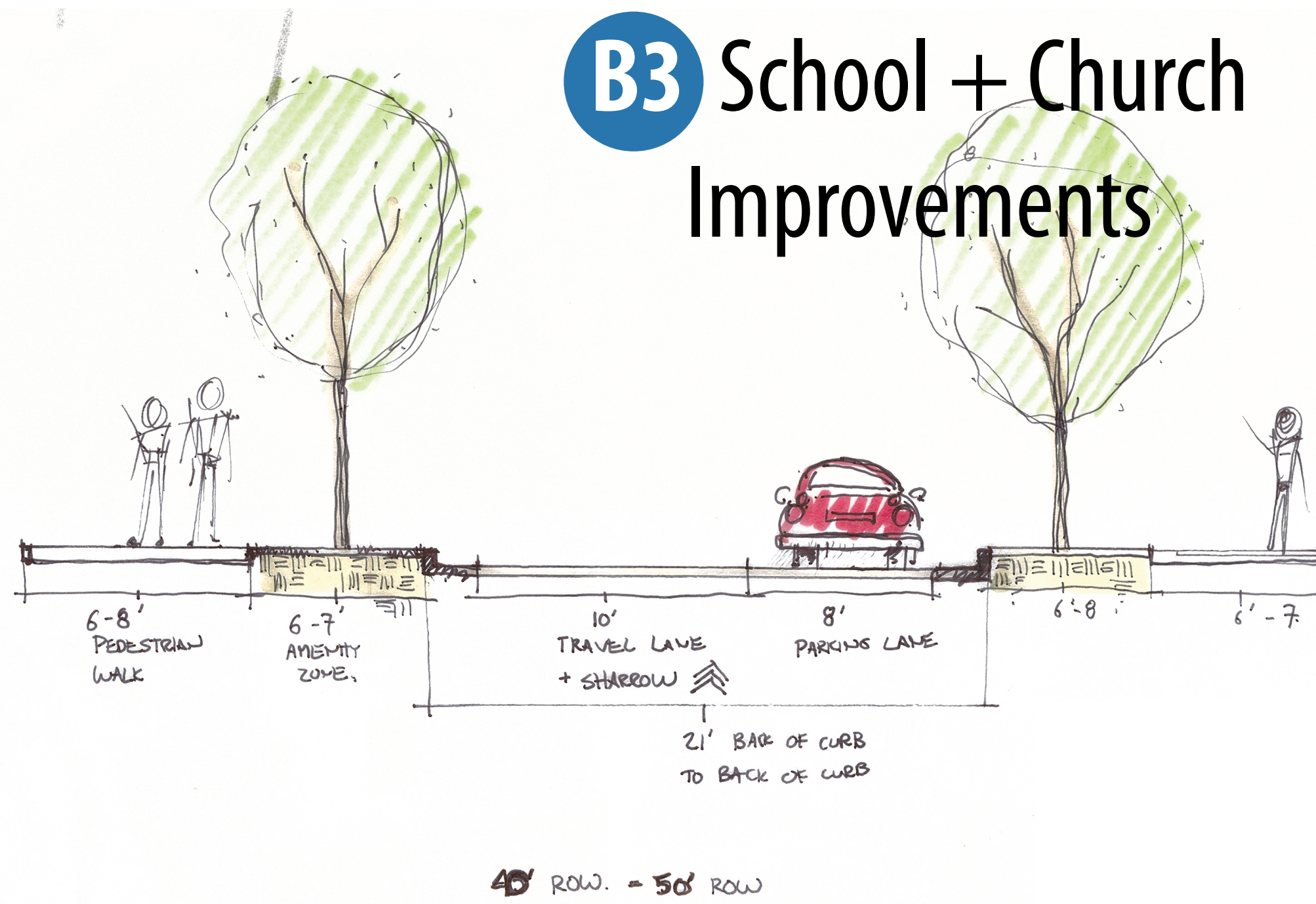
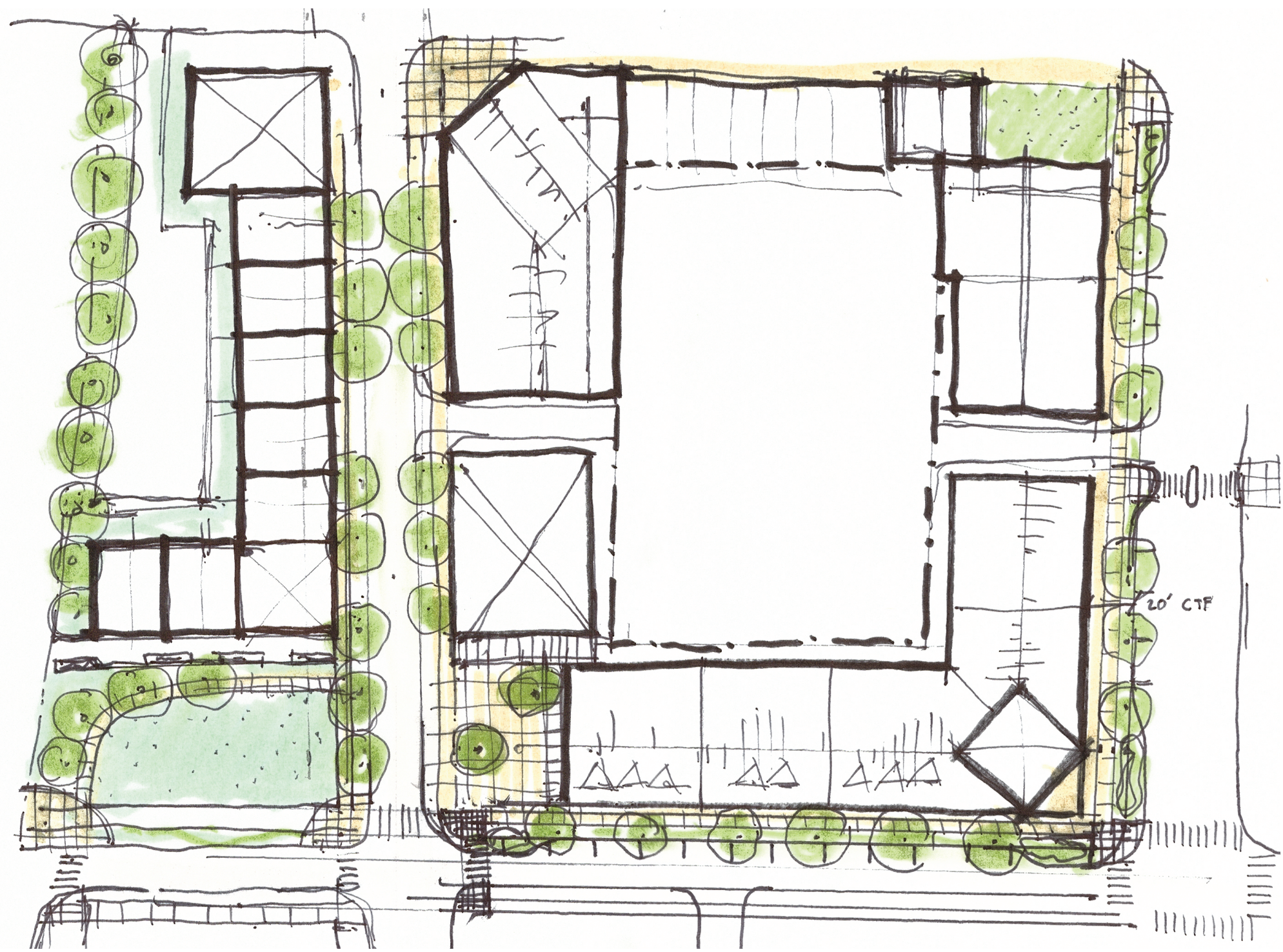
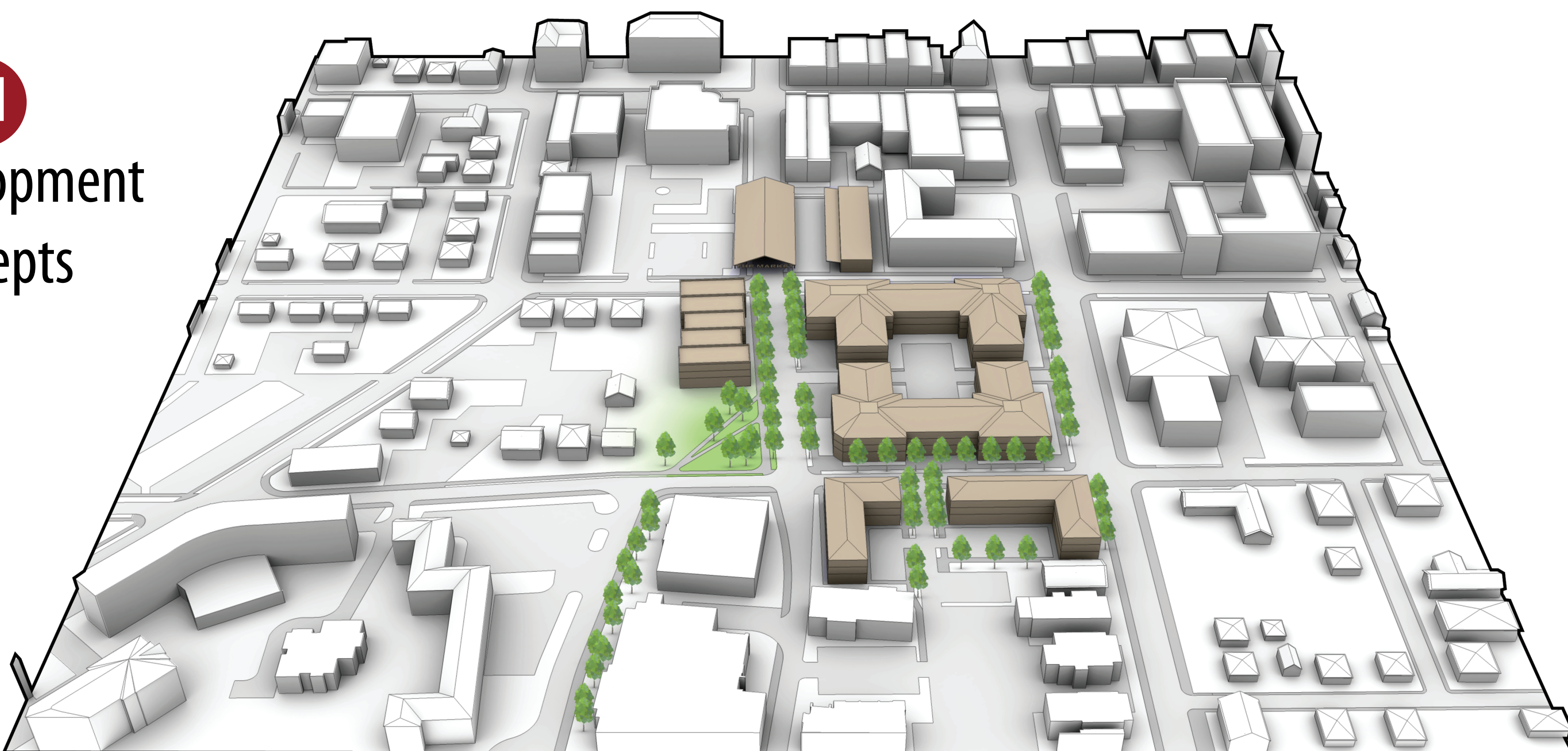




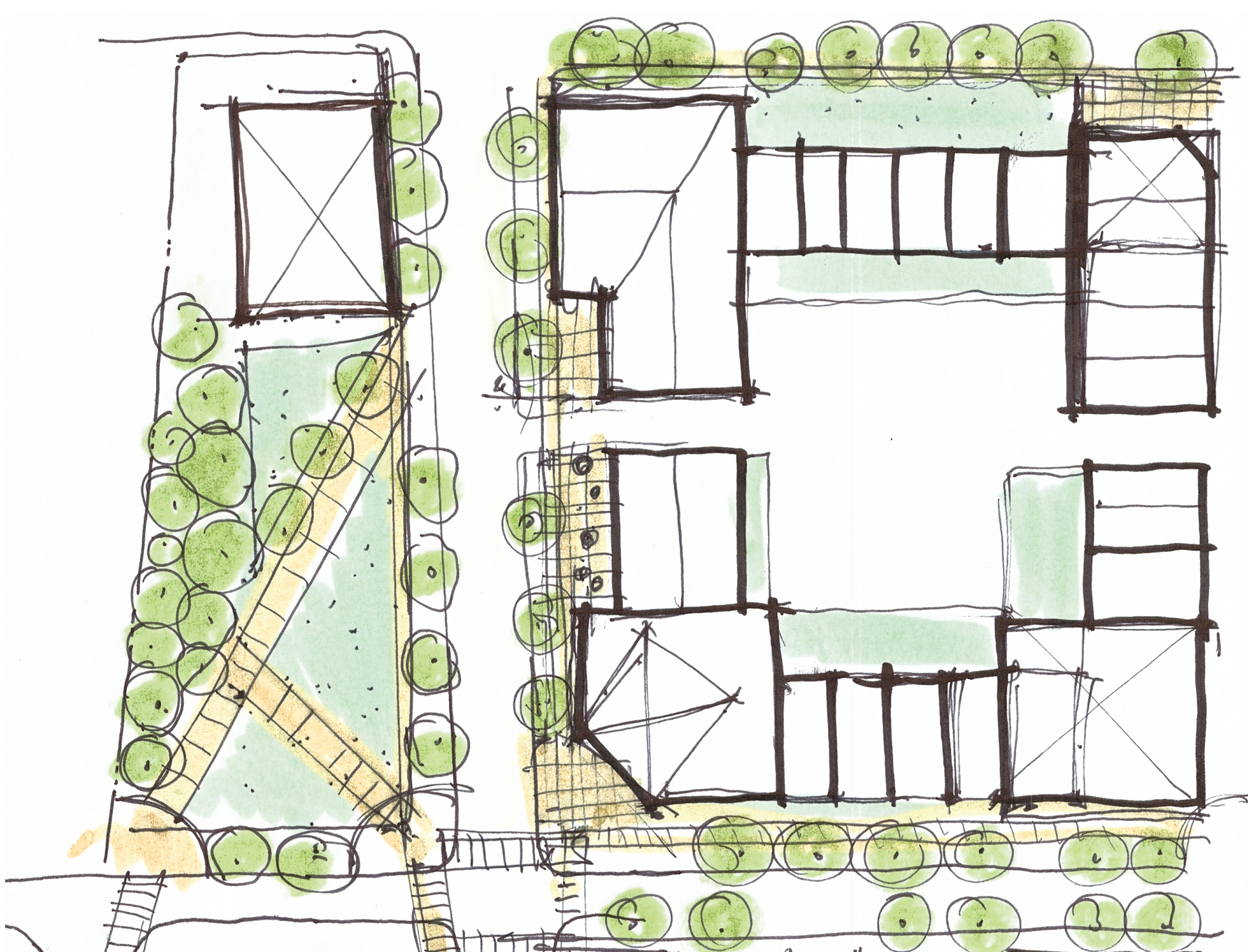
# Downtown-Campus Zone



**A1**  
Redevelopment  
Concepts



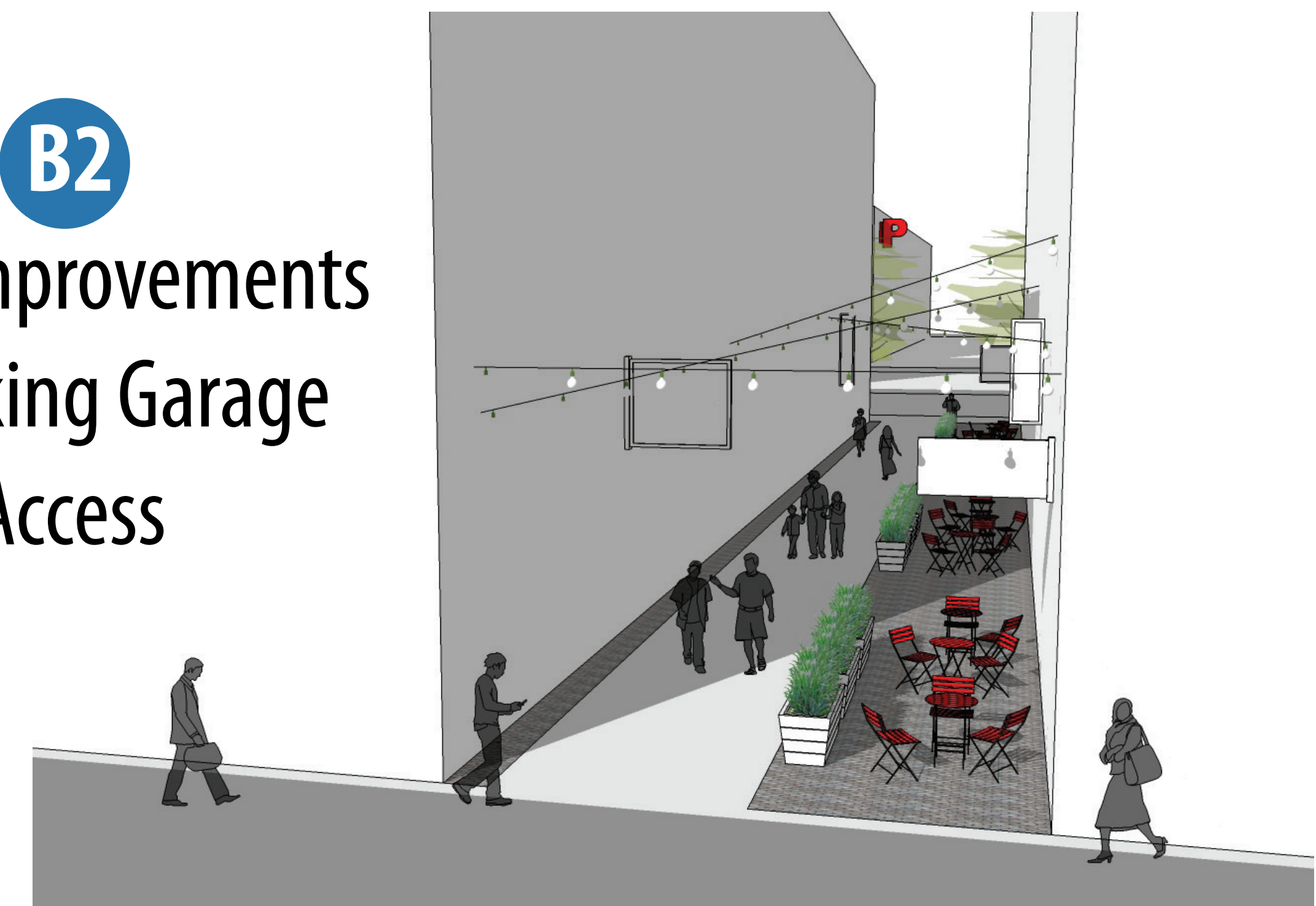
**B3** School + Church  
Improvements



**A1**  
Redevelopment  
Concepts



**B2**  
Alley Improvements  
& Parking Garage  
Access



**C3** 8th Street Gateways



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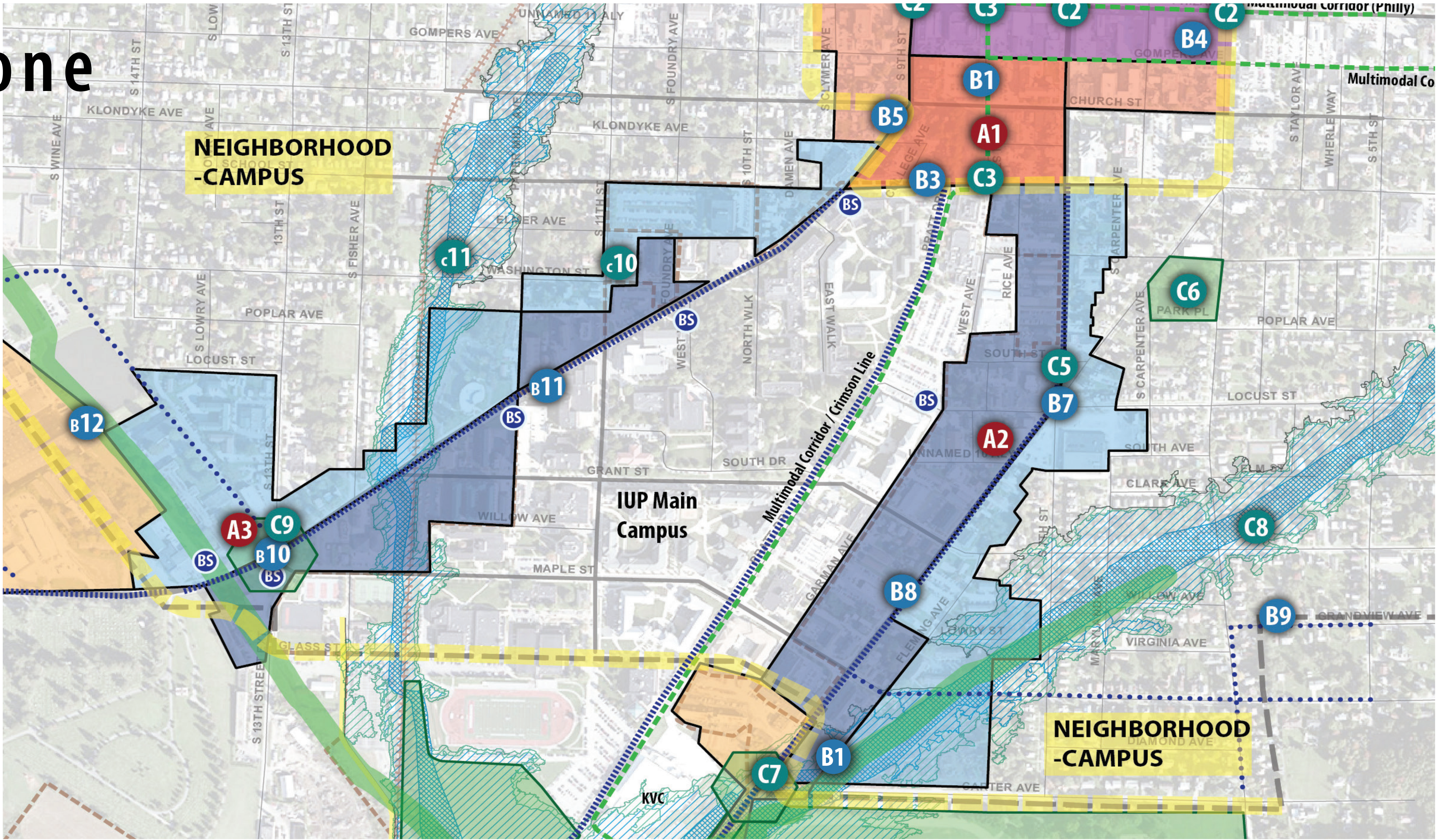
# Neighborhood-Campus Zone

## ZONE OBJECTIVES:

- Improve the Wayne and 7th intersection to improve level of service for all users.
- Encourage the development of a mixed –use neighborhood node at or near this key intersection.
- Pursue the potential for a public private partnership to provide parking.
- Redevelop student ghetto to improve access to campus, provide common open space, create a better street environment along Wayne, and better provide for multiple users of Garman Ave.
- Intersections + traffic flow – both cars and pedestrians
- Consolidate development parcels or encourage partnerships where possible for more unified development
- Transition to established single family residential area

## Design Guidelines:

	Neighborhood-Campus A	Neighborhood-Campus B
CURRENTLY REGULATED		
Front Yard Building Setback	10	15
Setback from Residential Zones (typ. Side)	20	20
Maximum Lot Coverage	60	50
Maximum Building Height	75	40
Max. Number of Stories	6	3
Recreation Space	50-100 SF/unit	50-100 SF/unit
Number of Curb Cuts	1 per 100 ft.	1 per 100 ft.
PROPOSED REGULATED		
Minimum Height in Stories	2	2
Minimum Building Mass at front yard (%)	60	50
Incentive Building Height	7	4
Parking Lot Location	rear or side	rear or side



## Project Ideas

### Housing and Development

#### Wayne/7th

- A2. U1 District Redevelopment to Mixed-Use Nodes. Consolidate development parcels.
  - Possible shared parking deck
  - Transitional redevelopment
  - Carter & Wayne Node

#### Oakland

- A3. Development Node: 13th & Oakland Area & Grant

### Mobility and Transportation

#### Wayne/7th

- B1. Transit Hub - Alternate Location at Carter & Wayne
- B7. Improve 7th/Wayne/Locust intersection – consider road leg closures/redirect
- B8. Streetscape Enhancement on 7th + Wayne for non-motorized use. Improve midblock and secondary street crossings
- B9. Maple & 6th Street NBH – Pedestrian lighting at night designated safe-walks home

#### Oakland

- B10. Improve Oakland/13th/Maple intersection for all users
- B11. Oakland Streetscape Enhancements & Transit Stop Enhancements

### Open Space + Green Infrastructure

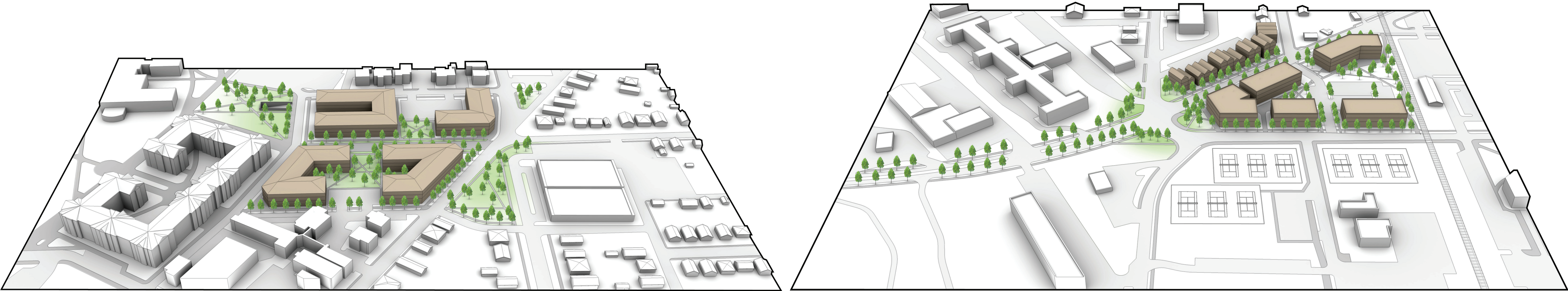
#### Wayne/7th

- C5. Create more green space at key intersection (pocket park notion) (7th & Wayne)
- C6. Memorial Park – additional amenities
- C7. Gateway & Wayne & Carter
- C8. Wayne: Marsh Run stream restoration + floodplain management
- Oakland
- C9. Gateway node at 13th & Oakland
- C10. Oakland Ave Green Nodes at Bus Stops
- C11. Oakland: Whites Run stream restoration + floodplain management



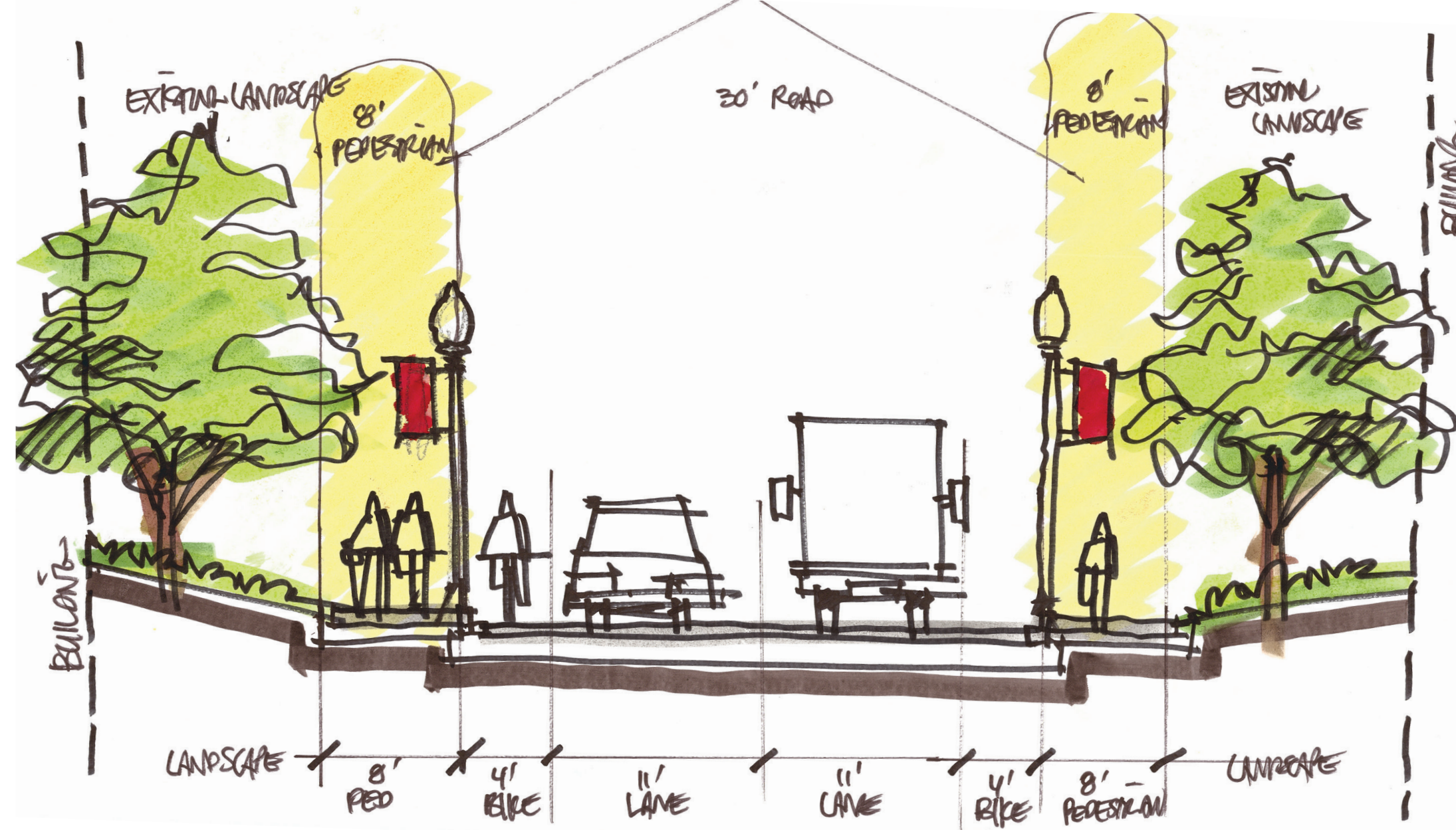
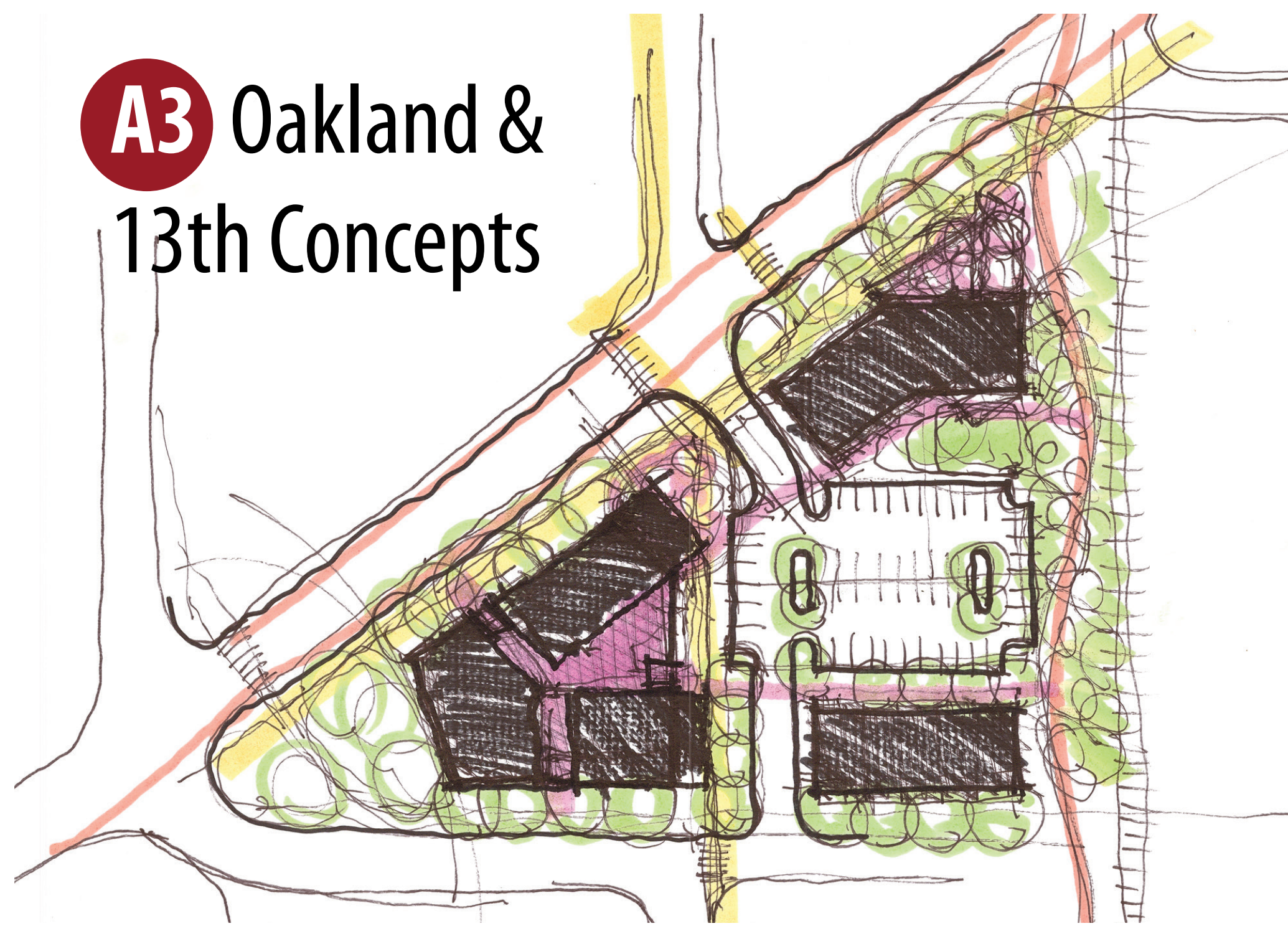


# Neighborhood-Campus Zone



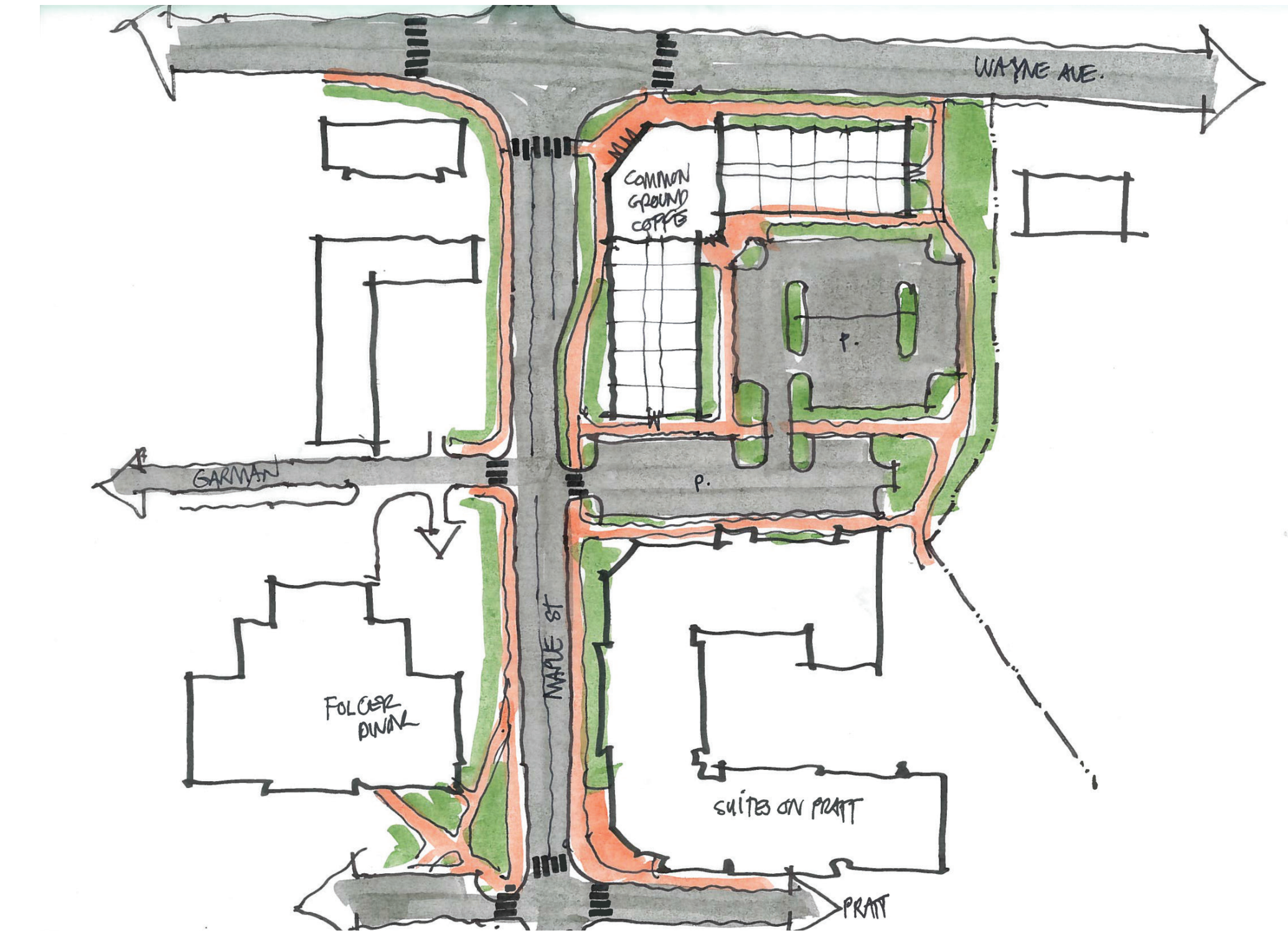
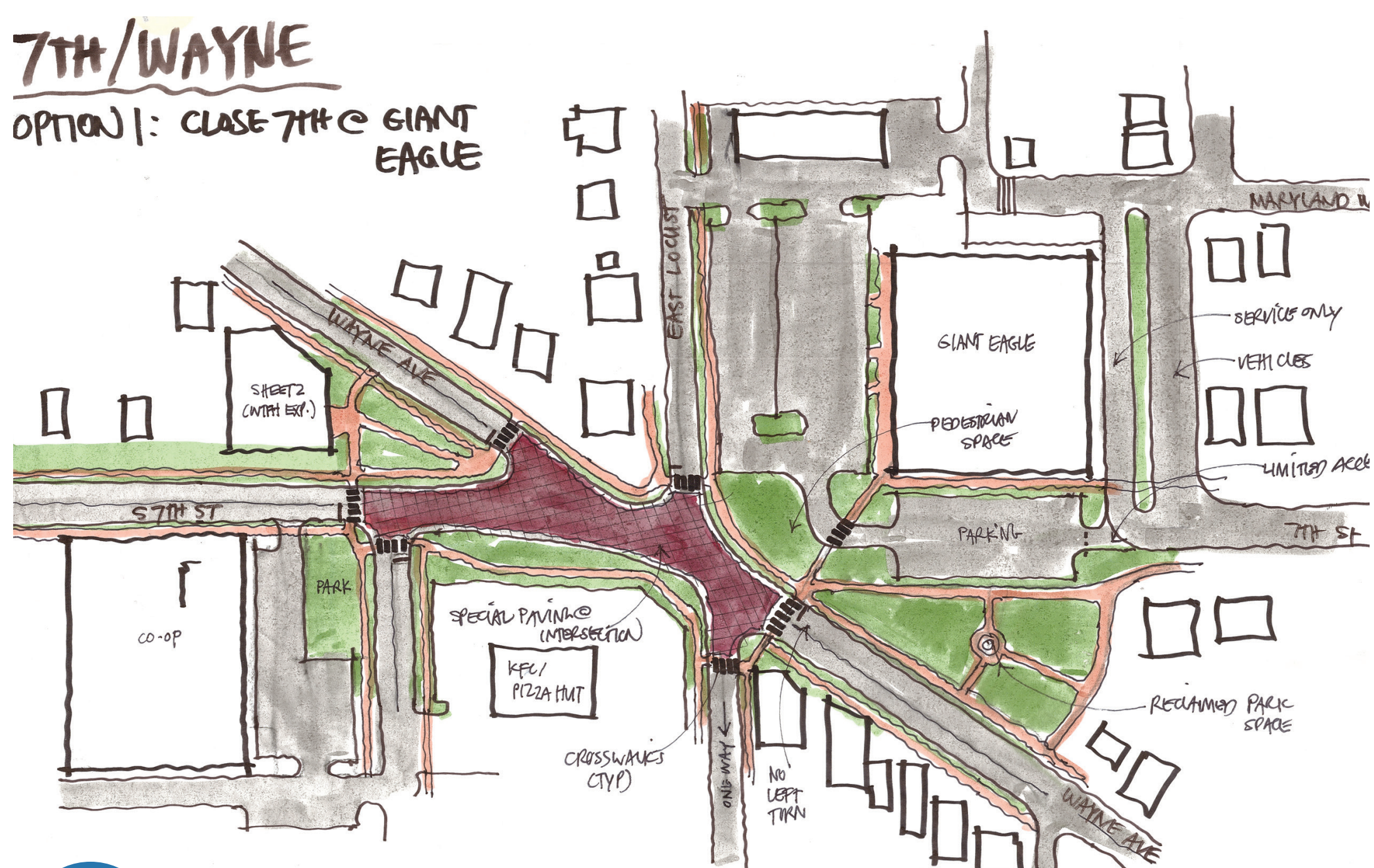
**A2** Wayne & 7th Redevelopment Concepts

**A3** Oakland & 13th Redevelopment Concepts

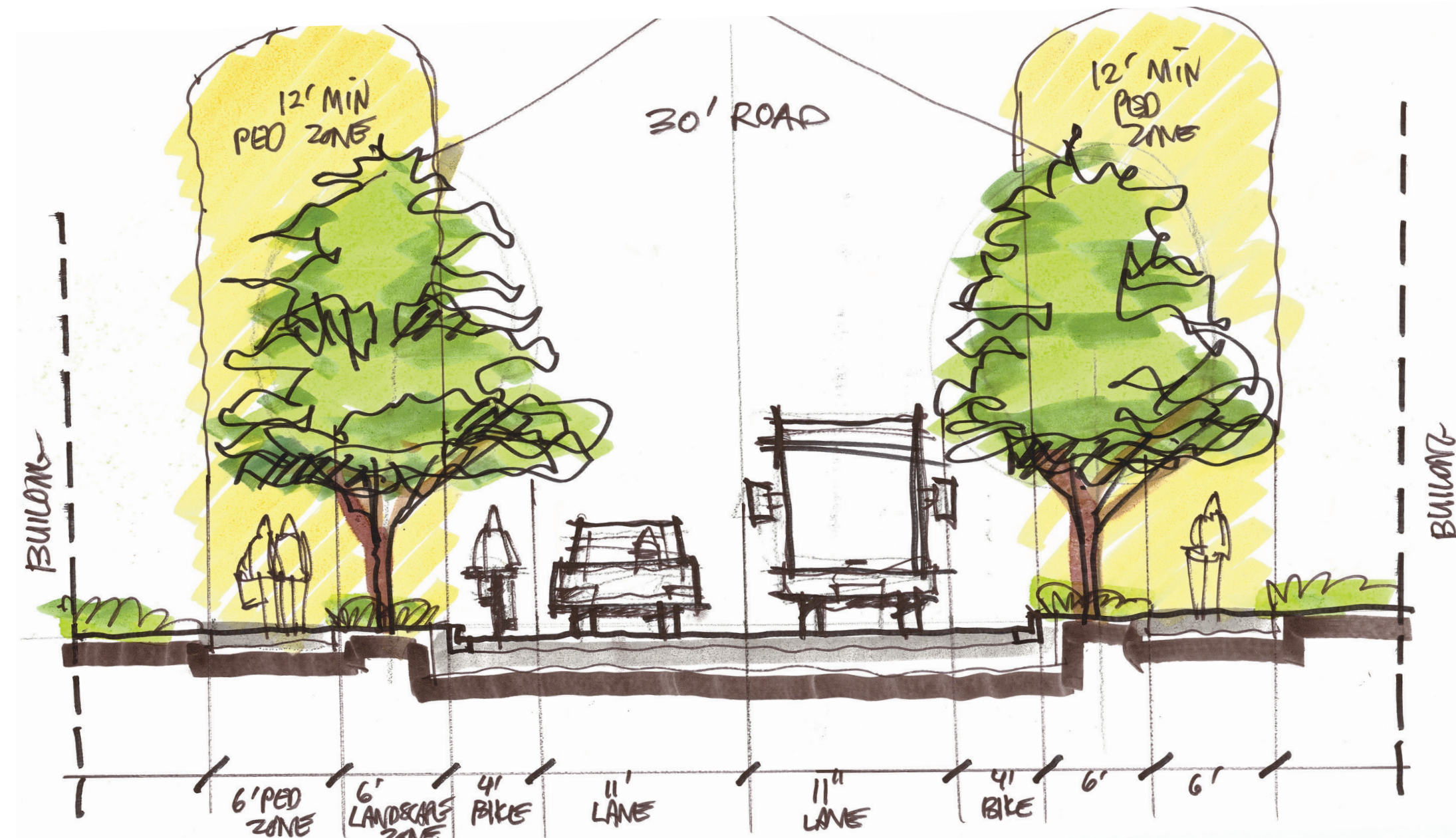


**B7** Wayne & 7th Intersection Improvements

**B11** Oakland Streetscape



Wayne & Maple Redevelopment



**B8** Wayne Ave Streetscape



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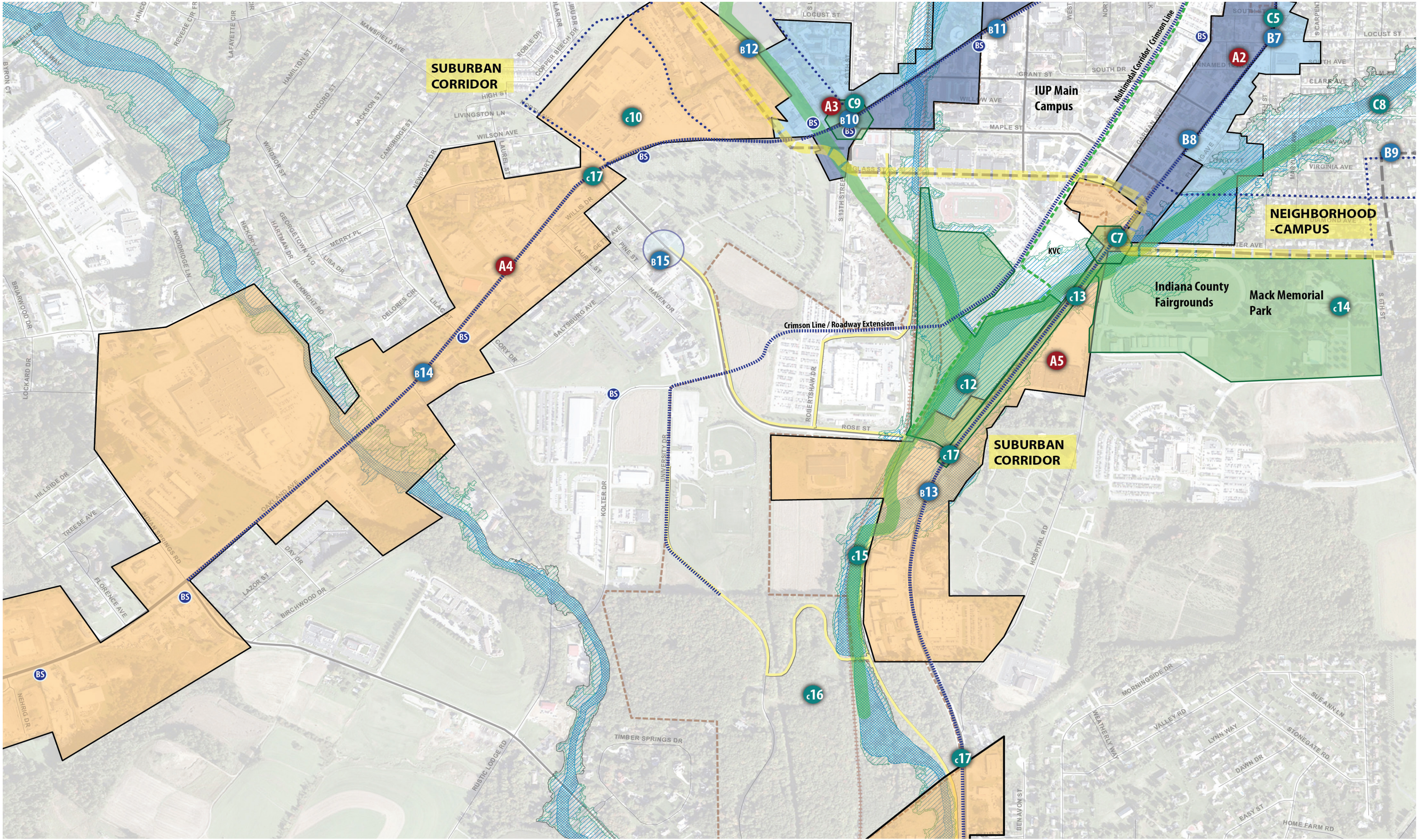
# Suburban Corridor Zone

## ZONE OBJECTIVES:

- Create a new multi-use path along Oakland in hits district. Complete Hoodle Bug trail network parallel to Wayne
- Continue suburban development model, but guide development toward improving non-motorized access with sidewalks, and moving buildings closer to street.
- Provide for street trees, storm water management, landscaping, improved signage.
- Consider boulevard median where possible in this district, particularly at the north end
- Encourage infill development along street frontage where site has excess of parking.
- Manage curb cuts per current standards.
- Consider use of shared access drives and side streets.
- Connect to housing off-corridor.

## Design Guidelines:

	Suburban Commercial/Industrial
CURRENTLY REGULATED	
Front Yard Building Setback	20
Setback from Residential Zones (typ. Side)	25
Maximum Lot Coverage	40
Maximum Building Height	60
Max. Number of Stories	5
Recreation Space	50-100 SF/unit
Number of Curb Cuts	1 per 100 ft.
PROPOSED REGULATED	
Minimum Height in Stories	1
Minimum Building Mass at front yard (%)	25
Incentive Building Height	4
Parking Lot Location	front, rear, or side



## Project Ideas

### Housing and Development

- A4. Infill commercial/mixed-use development along street frontage
- A5. Wayne & Hospital road – redevelop vacant commercial lot  
New hotel site

### Mobility and Transportation

- B12. Non-Motorized connection from Copper Beech / Grove to Wayne
- B13. Wayne: Sidewalks/Path + Streetscaping
- B14. Oakland: Sidewalks/Path + Streetscaping
- B15. Transit Hub / Exchange: Rose + Saltsburg Ave
- B16. Rose Street extension

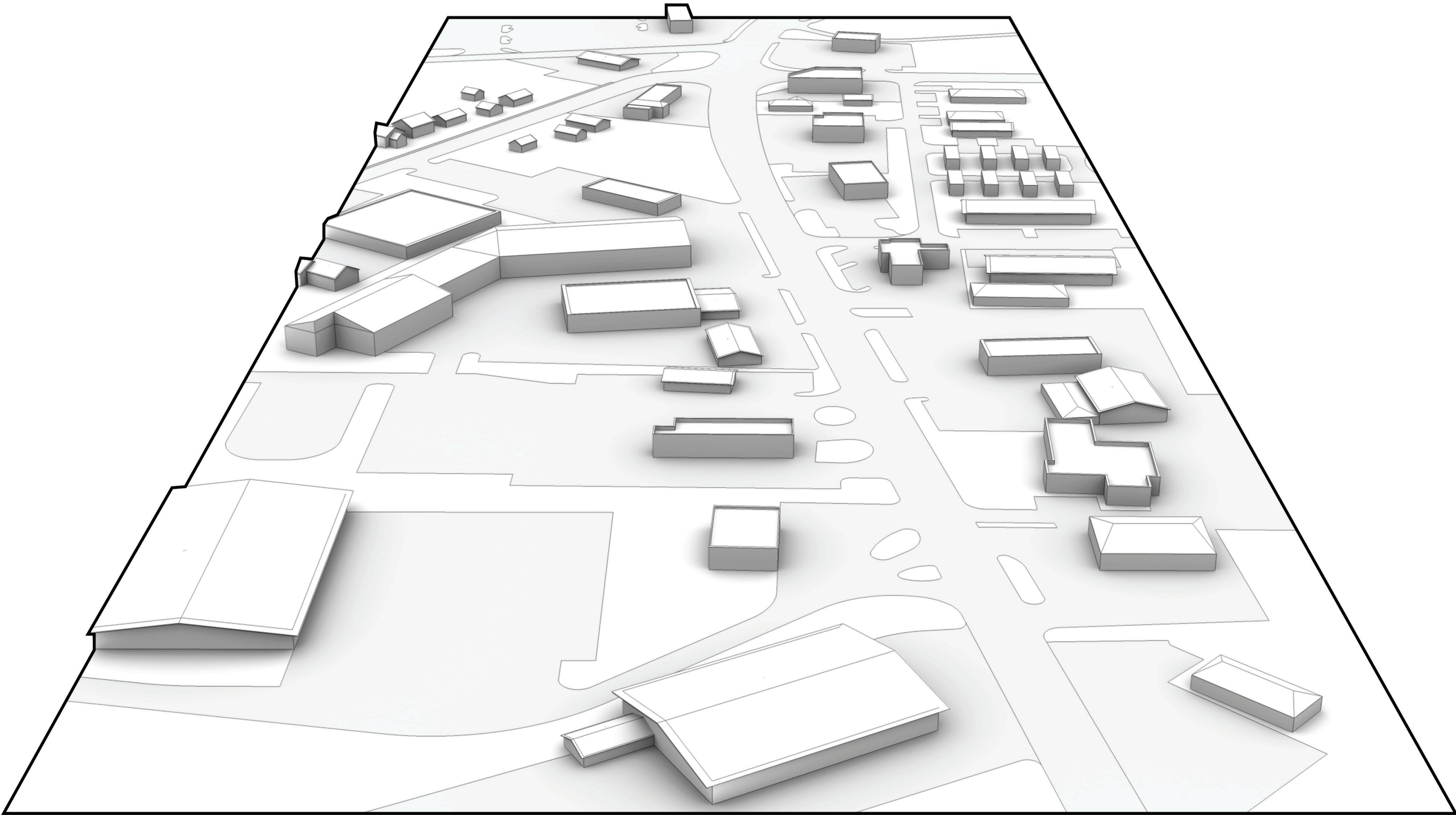
### Open Space + Green Infrastructure

- C12. Implement Confluence Park Concept & floodplain improvements
- C13. Landscape Boulevard/median on Wayne ave
- C14. Improve connectivity to and through Mack Park / Fairgorunds / Enhancements
- C15. Stoney Run: stream restoration + floodplain management
- C16. Arboretum restoration
- C17. Establish stronger gateway node/experience & key points

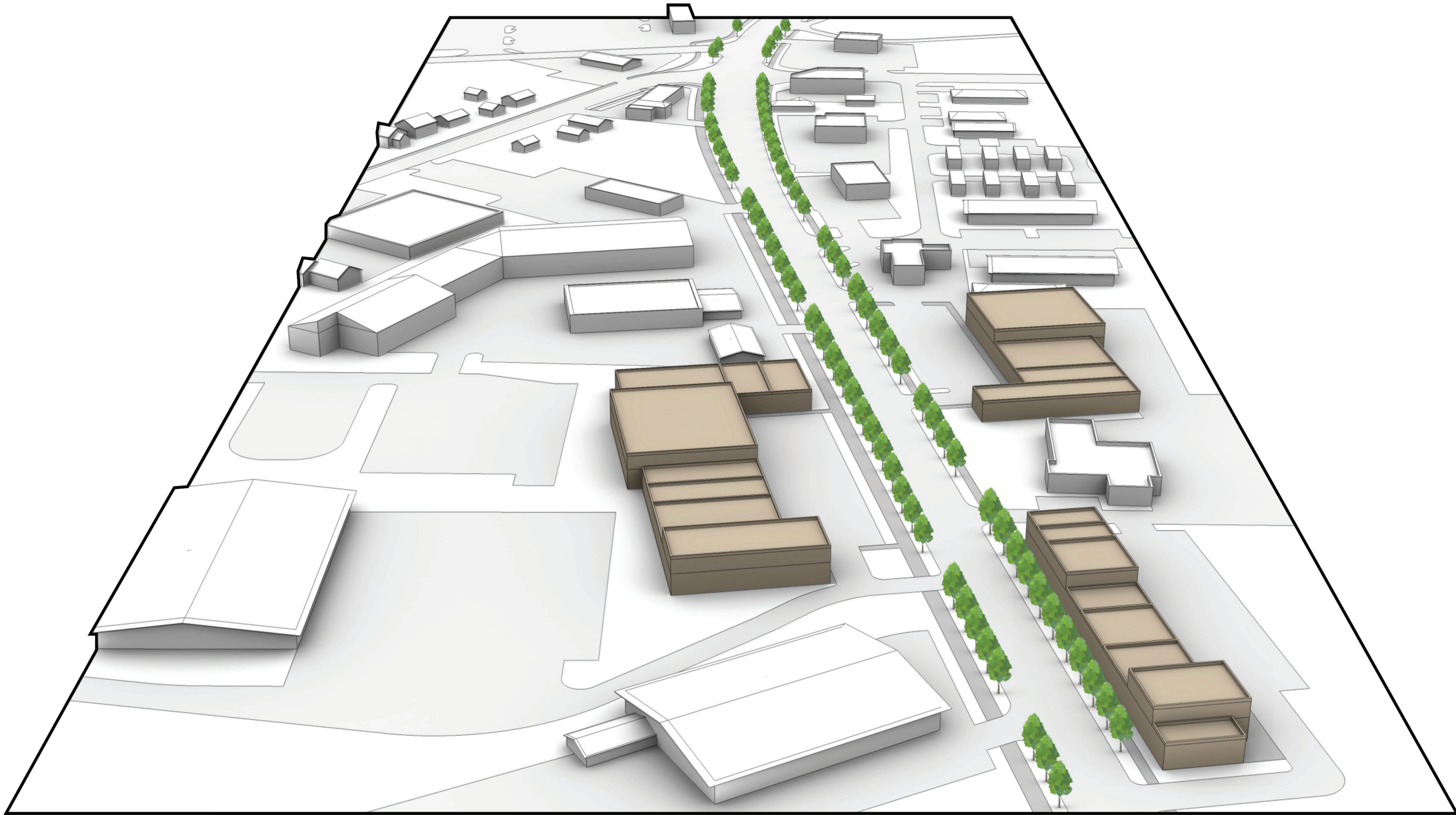




# Suburban Corridor Zone



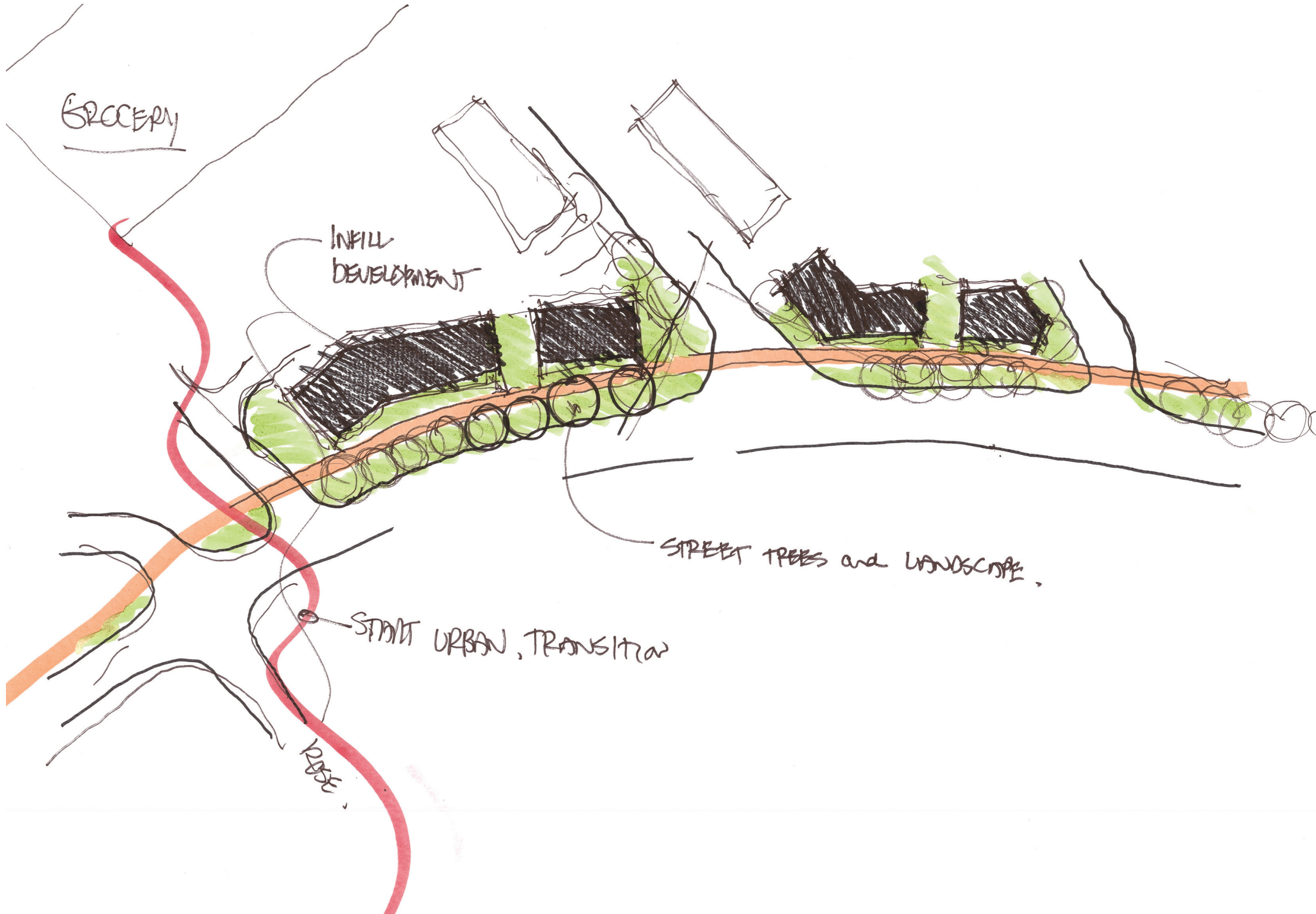
Oakland Corridor - Typical Existing Condition



**A4** Oakland Corridor - Redevelopment Concept



**B14** Oakland Streetscape & Multi-Use Path



Oakland Corridor - Infill Development Concept



# Design Guidelines

	Borough					Township	
	R-1/R-2	R-3	U-1	C-1	C-2	Multi-family Residential	Commercial and Industrial
CURRENTLY REGULATED							
Front Yard Building Setback	25'	20'	20'	0	10'	75/50 ft. from CL	75/50 ft. from CL
Setback from Residential Zones (typ. Side)	6'/5'	5'	5'	0	5'	15' min	25' min
Maximum Lot Coverage	40%	40%	40%	80%	80%	25%-35%	
Maximum Building Height	35'	35'/40'	35'/75'	75'	50'	35' max	35' max
Max. Number of Stories	2.5	2.5/3	2.5/NA	N/A	5		
Recreation Space						50-100 SF/unit	
Number of Curb Cuts							1 per 100 ft.
PROPOSED REGULATED							
Minimum Height in Stories							
Minimum Building Mass at front yard (%)							
Incentive Building Height							
Parking Lot Location							

	Downtown-Campus A	Downtown-Campus B	Neighborhood-Campus A	Neighborhood-Campus B	Suburban Commercial/Industrial
CURRENTLY REGULATED					
Front Yard Building Setback	0	10	10	15	20
Setback from Residential Zones (typ. Side)	10	10	20	20	25
Maximum Lot Coverage	80	70	60	50	40
Maximum Building Height	75	50	75	40	60
Max. Number of Stories	6	4	6	3	5
Recreation Space	0	0	50-100 SF/unit	50-100 SF/unit	50-100 SF/unit
Number of Curb Cuts	0	1	1 per 100 ft.	1 per 100 ft.	1 per 100 ft.
PROPOSED REGULATED					
Minimum Height in Stories	3	3	2	2	1
Minimum Building Mass at front yard (%)	80%	70%	60	50	25
Incentive Building Height	7	5	7	4	4
Parking Lot Location	rear	rear	rear or side	rear or side	front, rear, or side

